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CITY OF ST. PETERSBURG CODE ENFORCEMENT BOARD
Lien Release/Reduction Request Agenda
Hearing Date:07/28/21

LR 1:	695 28th St S	Owner(s):	Richard Alexander
LR 2:	7210 12th St N	Owner(s):	Argi Family 2015 Irrev Trust
		Representative:	Jonathan Argi
LR 3:	6024 5th Ave S	Owner(s):	Trust No 6024-5
		Representative:	Gregory Graf
LR 4:	615 24th Ave N	Owner(s):	Morni Constructions Inc
		Representative:	Igor Savic



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Lien Release/Reduction Requests



Report LR-1 Part 1 of 1

Report Prepared On: 7/8/2021

Meeting Date: 7/28/2021

Liens being considered below resulted from: Violations at the Property

Applicant Request: Release Lien(s) in its/their entirety

Property Address	695 28th St S	Date of CEB Hearing	2/24/2021
Current Owner(s)	Richard Alexander	CEB Certified Mail Claimed	N/A
		Date Property Posted	2/5/2021

Notices Mailed To Following Address(es)	Case #	20-15471		Case #		
	Street	931 3rd St N		Street		
	City	St. Petersburg	State	FL	City	

0	Active Violation Cases Currently at Subject Property
7	Other Properties in Pinellas County in the Name of the Current Owner
0	Active Violation Cases at Other Properties in the Name of the Current Owner
0	Active Tracking or Monitoring Cases in the Name of the Current Owner

Case Number	Date Initiated	Date Closed or Voided	Reason Closed	Owner at Time of Lien	Address	Date Lien Certified	Lien Amount
20-00015471	07/14/20	05/24/21	In compliance	Richard Alexander	695 28th St S	4/28/2021	\$1,000
Total Amount of Liens Certified:							\$1,000

Active Violations at Time First Lien was Certified	
20-15471	Land development regulations- zoning/fence violation

Representative Present at CEB Hearing	Yes
Representative Present at	1 of 1 Lien Hearings

Person to Attend Hearing	Richard Alexander	If person attending hearing is not Owner, is Authorization to Represent on File?	
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Details
 02/05/21: Posting- Notice of hearing at violation address.
 02/24/21: Feb. Public Hearing: Owner/representative accepted recommendation. Board gave 25 days.
 04/28/21: Apr. Special Magistrate Hearing: Owner/Representative attended hearing. Lien certified by SM for \$1000.00.
 05/24/21: Close Case



Report LR-2 Part 1 of 1

Report Prepared On: 6/2/2021
Meeting Date: 7/28/2021

Liens being considered below resulted from: Violations at the Property

Applicant Request: Release Lien(s) in its/their entirety

Property Address	7210 12th St N	Date of CEB Hearing	3/24/2021
Current Owner(s)	Agri Family 2015 Irrev Trust	CEB Certified Mail Claimed	4/8/2021
		Date Property Posted	04/06/2021

Notices Mailed To Following Address(es)	Case #	20-12999	Case #	20-12999
	Street	9954 Innisfree Dr	Street	7210 12th St N
	City	Alpharetta	State	GA
	City	St. Petersburg	State	FL

0	Active Violation Cases Currently at Subject Property
2	Other Properties in Pinellas County in the Name of the Current Owner
0	Active Violation Cases at Other Properties in the Name of the Current Owner
0	Active Tracking or Monitoring Cases in the Name of the Current Owner

Case Number	Date Initiated	Date Closed or Voided	Reason Closed	Owner at Time of Lien	Address	Date Lien Certified	Lien Amount
20-12999	06/16/20	05/17/21	In compliance	Agri Family 2015 Irrev Trust	7210 12th St N	4/28/2021	\$1,000
Total Amount of Liens Certified:							\$1,000
Active Violations at Time First Lien was Certified							
20-12999	Permits-Building a structure at rear of property without an active permit on file.						
Representative Present at CEB Hearing						No	
Representative Present at						0	of 1 Lien Hearings

Person to Attend Hearing	Jonathan Argi	If person attending hearing is not Owner, is Authorization to Represent on File?

Details

03/17/21: Telephone Conversation: Spoke with property owner and he said still in process of evicting tenant and if he could get the 25 day city process for this months hearing.

03/22/21: Mar. Notice of Hearing addressed to Argi Family Trust returned: Unclaimed

03/24/21: Mar. Public Hearing: Owner/representative did not attend hearing. Board gave 25 days.

04/08/21: Mar. Order of the Board addressed to Argi Family Trust signed by: Covid 19

04/21/21: Telephone Conversation: Spoke with Jonathan to let know shed is still present so violation remains.

04/27/21: Telephone Conversation: Spoke with Jonathan and will meet at 1:30 today to confirm if shed is 100sq feet or less for compliance.

04/27/21: Reinspection: During re-inspection met with property manager of owner. Violations remains for shed that was measured 12' x 34' at time of inspection.

04/28/21: Apr. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$1,000.00.

05/17/21: Close Case



Report LR-3 Part 1 of 1

Report Prepared On: 7/8/2021

Meeting Date: 7/28/2021

Liens being considered below resulted from: Violations at the Property

Applicant Request: Release Lien(s) in its/their entirety

Property Address	6024 5th Ave S				Date of CEB Hearing	2/27/2019	
Current Owner(s)	Trust No 6024-5				CEB Certified Mail Claimed	Yes	
					Date Property Posted	2/7/2019	
Notices Mailed To Following Address(es)	Case #	18-23735		Case #			
	Street	PO Box 186		Street			
	City	Lake Wales	State	FL	City		State
0	Active Violation Cases Currently at Subject Property						
0	Other Properties in Pinellas County in the Name of the Current Owner						
0	Active Violation Cases at Other Properties in the Name of the Current Owner						
0	Active Tracking or Monitoring Cases in the Name of the Current Owner						
Case Number	Date Initiated	Date Closed or Voided	Reason Closed	Owner at Time of Lien	Address	Date Lien Certified	Lien Amount
18-23735	09/17/18	05/10/21	In compliance	Trust No 6024-5	6024 5th Ave S	12/18/2019	\$2,800
18-23735	09/17/18	05/10/21	In compliance	Trust No 6024-5	6024 5th Ave S	11/20/2019	\$2,800
18-23735	09/17/18	05/10/21	In compliance	Trust No 6024-5	6024 5th Ave S	10/23/2019	\$11,900
18-23735	09/17/18	05/10/21	In compliance	Trust No 6024-5	6024 5th Ave S	6/26/2019	\$2,900
Total Amount of Liens Certified:						\$20,400	
Active Violations at Time First Lien was Certified							
18-23735	Permits						
Representative Present at CEB Hearing						Yes	
Representative Present at						0	of 4 Lien Hearings
Person to Attend Hearing	Gregory Graf				If person attending hearing is not Owner, is Authorization to Represent on File?		Yes

Details

01/22/19: Feb. Notice of Hearing addressed to owner signed by: M. Warda
 02/07/19: Posting- Notice of hearing at violation address.
 02/27/19: Feb. Public Hearing: Owner/representative attended hearing. Board gave 90 days.
 03/13/19: Feb. Order of the Board addressed to owner signed by: M. Warda
 06/26/19: Jun. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$2,900.00.
 07/24/19: Jul. Special Magistrate Hearing: Staff recommended deferral permits.
 08/28/19: Aug. Special Magistrate Hearing: Staff recommended deferral permits.
 10/23/19: Oct. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$11,900.00.
 11/20/19: Nov. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$2,800.00.
 12/18/19: Dec. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$2,800.00.
 01/17/20: Case Removed from CEB/SM for max liens.
 05/10/21: Close Case



Report LR-4 Part 1 of 1

Report Prepared On: 7/9/2021

Meeting Date: 7/28/2021

Liens being considered below resulted from: Violations at the Property

Applicant Request: Release Lien(s) in its/their entirety

Property Address	615 24th Ave N	Date of CEB Hearing	1/27/2021
Current Owner(s)	Morni Constructions Inc	CEB Certified Mail Claimed	No
		Date Property Posted	1/7/2021

Notices Mailed To Following Address(es)	Case #	20-18232	Case #	20-18227
	Street	17204 Breeders Cup Dr	Street	17204 Breeders Cup Dr
	City	Odessa	State	FL

0	Active Violation Cases Currently at Subject Property
5	Other Properties in Pinellas County in the Name of the Current Owner
0	Active Violation Cases at Other Properties in the Name of the Current Owner
0	Active Tracking or Monitoring Cases in the Name of the Current Owner

Case Number	Date Initiated	Date Closed or Voided	Reason Closed	Owner at Time of Lien	Address	Date Lien Certified	Lien Amount
20-18232	08/10/20	04/05/21	In compliance	Morni Construction Inc	615 24th Ave N	3/24/2021	\$3,100
20-18227	08/10/20	04/05/21	In compliance	Morni Construction Inc	615 24th Ave N	3/24/2021	\$3,100
Total Amount of Liens Certified:							\$6,200

Active Violations at Time First Lien was Certified	
20-18232	Land Development Regulations- vacant lot is not approved for storage of equipment.
20-18227	Grade (Yard)
Representative Present at CEB Hearing	
Representative Present at	
No	
0 of 1 Lien Hearings	

Person to Attend Hearing	Igor Savic	If person attending hearing is not Owner, is Authorization to Represent on File?	Yes
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Details- 20-18227 and 20-18232
 12/16/20: Jan. Notice of Hearing addressed to Morni Construction Inc returned: Not deliverable as addressed.
 01/07/21: Posting- Notice of hearing at violation address.
 01/27/21: Jan. Public Hearing: Owner/representative did not attend hearing. Board gave 25 days for both cases.
 02/10/21: Jan. Order of the Board addressed to Morni Construction Inc returned: Attempted - not known.
 03/24/21: Mar. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$3,100.00.
 03/24/21: Mar. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$3,100.00.
 04/05/21: Close Case

